Bill No. X-~~85~~ 86-05-47

ANNEXATION ORDINANCE NO. X- 07-86

AN ORDINANCE annexing certain territory commonly known as the Baer Field Industrial Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 4.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same is hereby annexed to, and made a part of, the corporation of the City of Fort Wayne, Indiana, to-wit:

A parcel of land located in Sections 3, 4, 5, 8, 9, and 10, Township 29 North, Range 12 East, and in Sections 33 and 34, Township 30 North, Range 12 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the West One-half of the Southeast One-quarter of Section 5, Township 29 North, Range 12 East; thence South along the East line of the West One-half of said Southeast One-quarter a distance of 736.3 feet; thence deflecting right 90 degrees 00 minutes a distance of 101.1 feet; thence deflecting left 90 degrees 00 minutes a distance of 173.5 feet; thence deflecting right 33 degrees 09 minutes a distance of 88.3 feet; thence deflecting left 90 degrees 18 minutes a distance of 82.0 feet to the Westerly right-of-way line of the Indianapolis Road; thence deflecting right 89 degrees 24 minutes a distance of 380.0 feet along the Westerly right-of-way line of the Indianapolis Road; thence continuing along the Westerly right-of-way line of the Indianapolis Road on a curve to the left having a radius of 7,122 feet a distance of 732.8 feet to a point 960.0 feet Northeasterly of the centerline of Runway 13-31 measured at a right angle to the centerline of the runway; thence deflecting left on a line parallel with the centerline of Runway 13-31 Southeasterly a distance of 983.2 feet; thence South a distance of 2.5 feet to the South line of said Section 5 (also the North line of Section 8, Township 29 North, Range 12 East, Allen County, Indiana); thence continuing South a distance of 40.0 feet to the South right-of-way line of the Ferguson Road; thence East along said South right-of-way line and parallel with the North line of said Section 8 a distance of 1370.5 feet to the East line of Section 8 and the West line

of Section 9, Township 29 North, Range 12 East; thence continuing East along the South right-of-way line of Ferguson Road to the East right-of-way line of Bluffton Road (State Road #1); thence North along the East right-of-way line of Bluffton Road to the South line of Section 34, Township 30 North, Range 12 East; thence West along the South line of said Section 34 and the South line of Section 33 to the West bank of the Harber Ditch; thence in a Northwesterly direction along the West bank of the Harber Ditch to the East line of the Southwest quarter of Section 33, Township 30 North, Range 12 East; thence South along the East line of the Southwest quarter of Section 33 to a point 85 feet South of the North line of Section 4, Township 29 North, Range 12 East; thence West along a line 85 feet South of and parallel to the North line of said Section 4 to the East right-of-way line of Indianapolis Road; thence North along the East right-of-way line of Indianapolis Road to the South line of Section 33, Township 30 North, Range 12 East; thence West along the South line of said Section 33 to the West right-of-way of Indianapolis Road; thence Southwest along the West right-of-way of Indianapolis Road to its intersection with the East-West centerline of Section 5, Township 29 North, Range 12 East; thence West along the East-West centerline of said Section 5 to the point of beginning.

SECTION 2. That the City of Fort Wayne will furnish the above described territory within a period of one (1) year from the effective date of annexation, planned services of a non-capital nature, including police protection, fire protection, and street and road maintenance, in a manner which is equivalent in standard and scope to those non-capital services provided to areas within the City of Fort Wayne which have similar topography, patterns of land utilization and population density to the said described territory. The City of Fort Wayne will also provide services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and stormwater drainage facilities to the annexed territory within three (3) years of the effective date of annexation, in the same manner as such services are provided to areas already in the City of Fort Wayne with

similar topography, patterns of land utilization and population density, and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION 3. That governmental and proprietary services will be provided to the above described territory in a manner consistent with the written Fiscal Plan for the territory developed by the Division of Community Development and Planning. Said Plan was examined by the Common Council of the City of Fort Wayne and is approved and adopted by the Common Council by and upon the passage of this Ordinance.

SECTION 4. That said described territory shall be a part of Councilmanic Political Ward No. 4 of the City of Fort Wayne, Indiana, as described in Division I, Section 2-9 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended.

SECTION 5. That after its passage, any and all necessary approval by the Mayor, due legal publication, and the required sixty (60) day remonstrance period, this Ordinance shall be in full force and effect. The above described territory shall become part of the City of Fort Wayne on December 31, 1986 or immediately after the remonstrance period has expired, whichever is later.

Charles B. Redd

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

Bruce O. Boxberger

BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Redd, seconded by Ritter, and duly adopted, read the second time by title and referred to the Committee Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock ____.M.,E.S.

DATE: 5-27-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9	0			
BRADBURY	✓				
BURNS	✓				
EISBART	✓				
GiaQUINTA	✓				
HENRY	✓				
REDD	✓				
SCHMIDT	✓				
STIER	✓				
TALARICO	✓				

DATE: 10-14-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL) ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE ~~(RESOLUTION)~~ NO. X-07-86 on the 14th day of October, 19 86,

ATTEST: (SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 19 86, at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of October, 19 86, at the hour of 9:00 o'clock A.M.,E.S.T.

WIN MOSES, JR., MAYOR

The City of Fort Wayne

October 16, 1986

Ms. Cynthia Wilkins
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Wilkins:

Please give the attached full coverage on the dates of October 21 & 28, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. X-86-05-47
Annexation Ordinance No. X-07-86

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

LEGAL NOTICE

Notice is hereby given that on the 14th day of October, 19 86, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. X-86-05-47 Annexation Ordinance No. X-07-86 to-wit:

Bill No. X-~~85~~ 86-05-47

ANNEXATION ORDINANCE NO. X- 07-86

AN ORDINANCE annexing certain territory commonly known as the Baer Field Industrial Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 4.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

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SECTION 4. That said described territory shall be a part of Councilmanic Political Ward No. 4 of the City of Fort Wayne,

approved by the Mayor, due legal publication, and the required sixty (60) day remonstrance period, this Ordinance shall be in full force and effect. The above described territory shall become part of the City of Fort Wayne on December 31, 1986 or immediately after the remonstrance period has expired, whichever is later.

CHARLES B. REDD

Charles B. Redd

COUNCILMEMBER

Read the third time in full and on motion by Redd, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED by the following vote:

AYES: Nine
Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd, Schmidt, Stier, Talarico
NAYS: None
ABSENT: None
ABSTAINED: None

DATE: 10-14-86

Sandra E. Kennedy
City Clerk

Passed and sdopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-07-86 on the 14th day of October, 1986.

ATTEST: (SEAL)

Sandra E. Kennedy
City Clerk

Samuel J. Talarico
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 1986, at the hour of 11:30 o'clock A.M., E.S.T.

Ssndra E. Kennedy
City Clerk

Approved and signed by me this 16th day of October, 1986, at the hour of 9:00 o'clock A.M.,E.S.T.

Win Moses, Jr.
Mayor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-07-86, passed by the Common Council on the 14th day of October, 19 86, and that said Ordinance was duly signed and approved by the Mayor on the 16th day of October, 19 86, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of October, 19 86.

SEAL

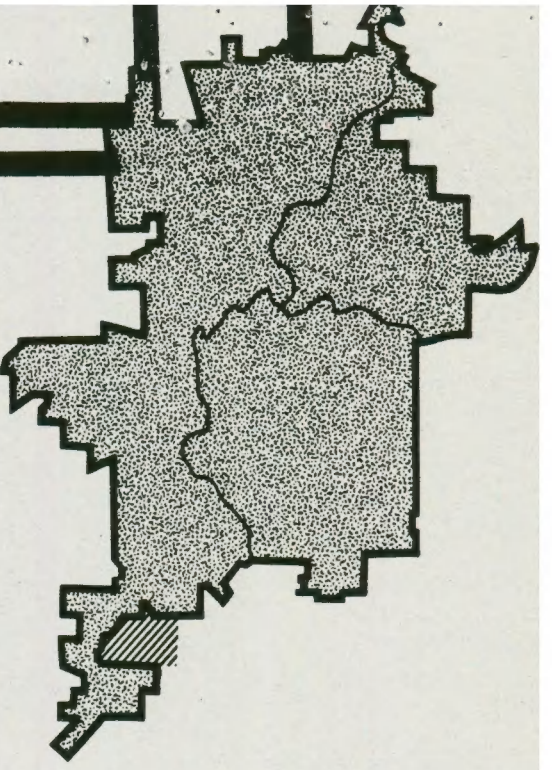
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

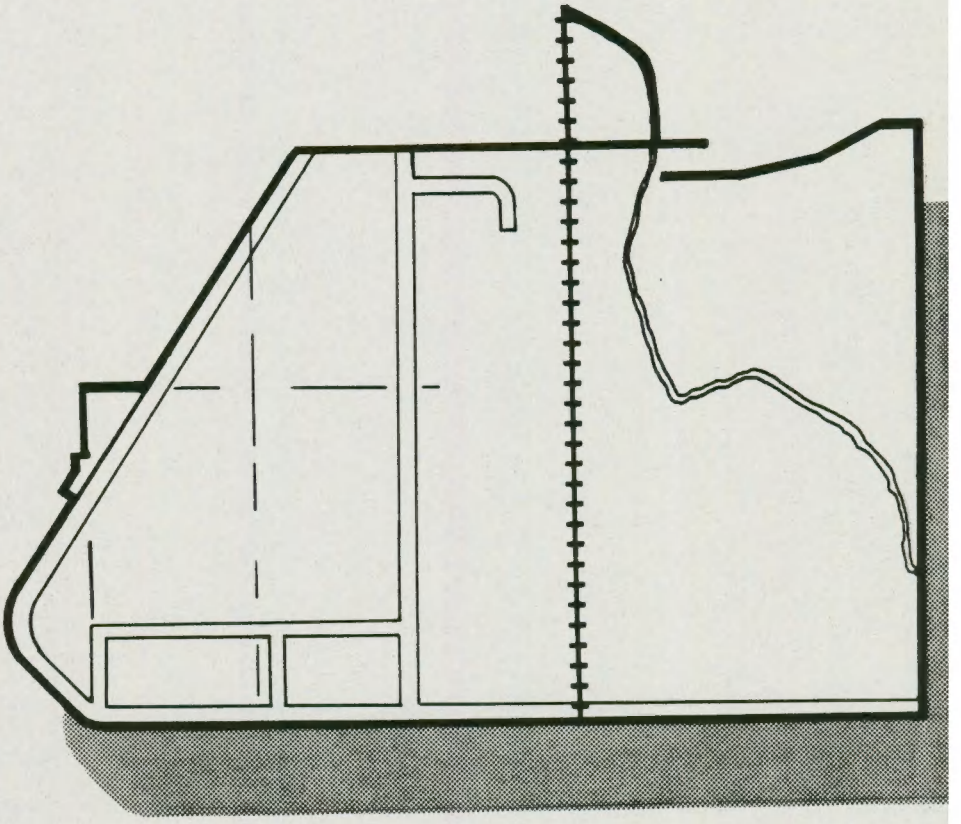
ANNEXATION FISCAL PLAN

CITY OF FORT WAYNE
WIN MOSES, JR., MAYOR

MAY, 1986

BAER FIELD INDUSTRIAL





ADMINISTRATION AND POLICY DIRECTION
Win Moses, Jr.
Mayor
City of Fort Wayne

Greg Purcell, Director
Division of Community Development and Planning

V.C. Seth, AICP
Director of Planning

Fort Wayne City Plan Commission
Benjamin Eisbart, President
Edith Kenna, Vice-President
Melvin Smith, Secretary
Duane Embury
Herman Friedrich
Robert Hutner
David Kiester
John Shoaff
Stephen Smith

RESEARCH AND PREPARATION

Michael Graham, Senior Planner
Pamela Weiss, Planner I

BAER FIELD INDUSTRIAL ANNEXATION

PREFACE

The annexation history of the Baer Field Industrial area dates to 1974 when the annexation of the area was initiated. The annexation ordinance was prepared, revised, amended, and updated over a period of several years and completed in its final form in December of 1976, when it (Ordinance X-03-76) was approved by the City Council. The property owners of the area disagreed with the Council's action and filed a remonstrance. The Circuit Court supported the City and declared that the remonstrance was invalid. The Court said that there was evidence that the City had developed a policy providing, or proposing to provide, within three years "essential services to the area to be annexed which would be substantially equivalent to those furnished to other areas of the City." The property owners appealed and the case went to the Indiana Court of Appeals which reversed the lower court's decision. The Court of Appeals stated that there was no evidence which showed that the City had incorporated the fiscal plan for the annexation into its official town records. Consequently, the court reasoned, there was nothing in the record which mandated the City to provide the services spelled out in the fiscal plan. As a result of this ruling, all subsequent annexation fiscal plans have been binding upon the City because the fiscal plans have been incorporated into the annexation ordinance. In addition, the Council also adopts a resolution approving the fiscal plan prepared for each annexation area. These resolutions, once approved, legally obligate the City to provide those services mentioned in the annexation fiscal plans.

State law requirement IC 36-4-3 allows a municipality to make a further attempt to annex a territory two years following an adverse annexation judgement. In accordance with this law, the City proposes to annex the Baer Field Industrial area since the Court of Appeals decision was decided in 1981.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located southwest of Fort Wayne and is bounded on the north by the Baer Field Thruway, on the west by Indianapolis Road, on the east by Bluffton Road, and on the south by Ferguson Road (See Figure 1).

B. SIZE

The Baer Field Industrial Annexation contains approximately 685 acres.

C. POPULATION

Block statistics from the Census of Population and Housing show that 68 people resided in the annexation area in 1980.

D. BUILDINGS

Single Family Residences	22 structures in good condition
Industrial Buildings	32 structures in good condition

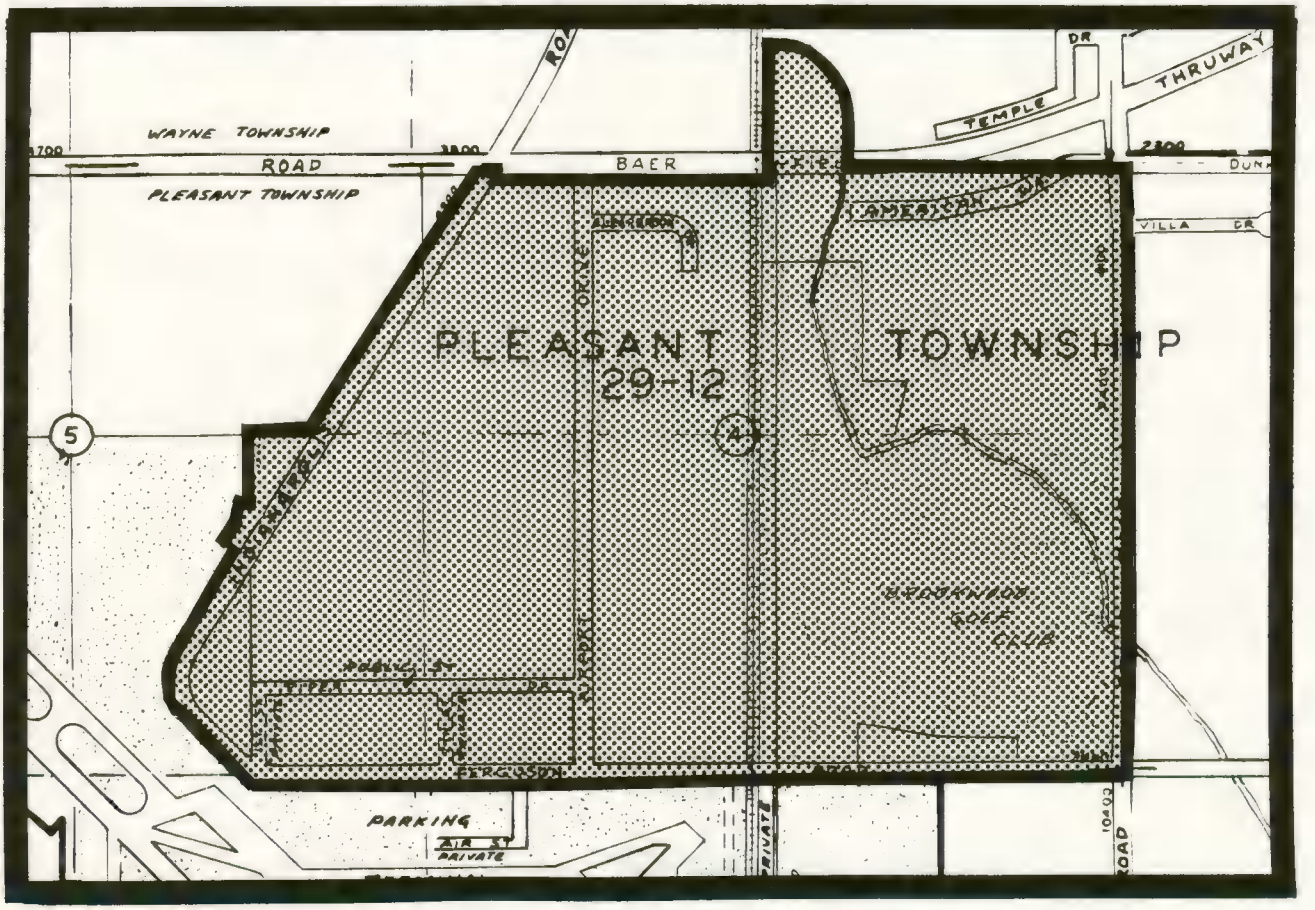
E. LAND USE (Approximations)

	Acres	Percent
Industrial	229.5	33.5%
Park (Golf Course)	188.5	27.5%
Vacant	131.0	19.1%
Right-of-Way	50.0	7.3%
Residential	35.5	5.2%
Agricultural	29.5	4.3%
Commercial	21.0	3.1%
TOTALS	685.0	100.0%

F. ZONING

The Baer Field Annexation currently contains two zoning classifications (See Figure 2). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

FIGURE 1



LOCATION

Size - 685 acres
Population - 68 person
Industrial Bldgs. - 32
Residential Bldgs. - 22

County Zoning Classification	City Zoning Classification
A2 Flood Plain	RB Residence, District B
I-2 General Industrial	M2 General Industrial District

G. ASSESSMENT

$11,048,880

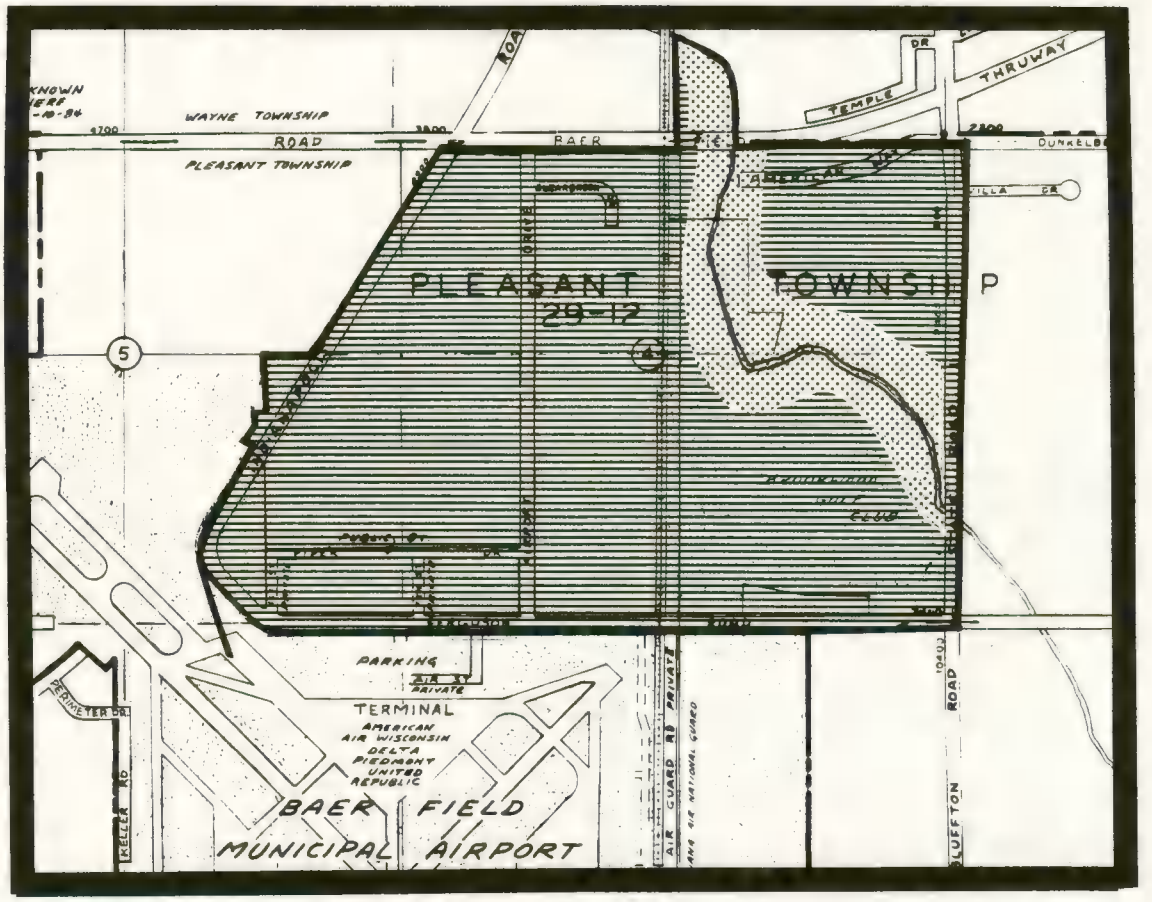
H. TAX RATE: ('85 Payable '86 Rates)

Existing (Pleasant Township PTC):	$6.0298
After Annexation (Pleasant Township):	$9.7008
Increase (Pleasant Township):	$3.671 (60.9 percent increase)
Existing (Wayne Township PTC):	$7.0077
After Annexation (Wayne Township):	$9.9146
Increase (Wayne Township):	$2.9069 (41.5 percent increase)

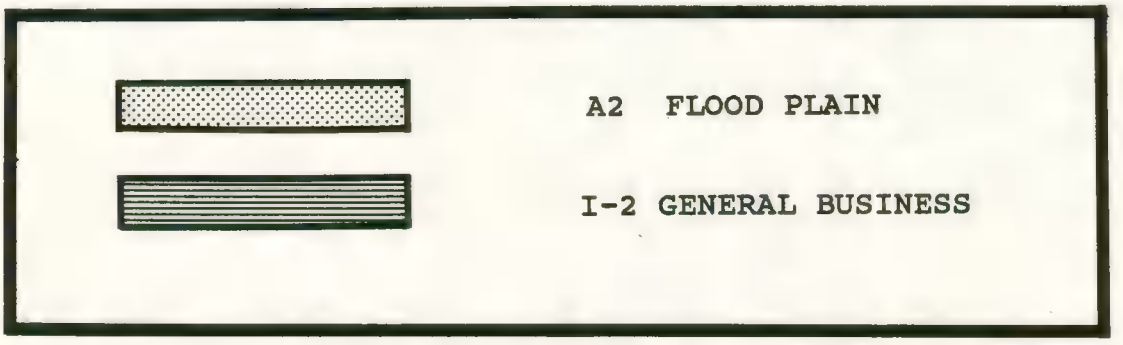
I. COUNCIL DISTRICT

The annexation area will be in City Council District 4.

FIGURE 2



ZONING



SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

At the time the City prepared its Annexation Policy and Program Study in 1975, this area was part of a larger pending annexation. As a result, the Study does not specifically address this area. However, the report states that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to compliment the annexation of urban land and provide the ability to control and manage urban-growth." It is evident from this policy guide that the Baer Field Industrial annexation area, because of its relationship to the airport and contiguity to the existing City limits, should be within the jurisdiction of the City of Fort Wayne.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with the State law requirements as established in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:

    a. Have a population density of at least three persons per acre; or
    b. Be zoned for commercial, business or industrial uses; or
    c. Be at least 60 percent subdivided; or

2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

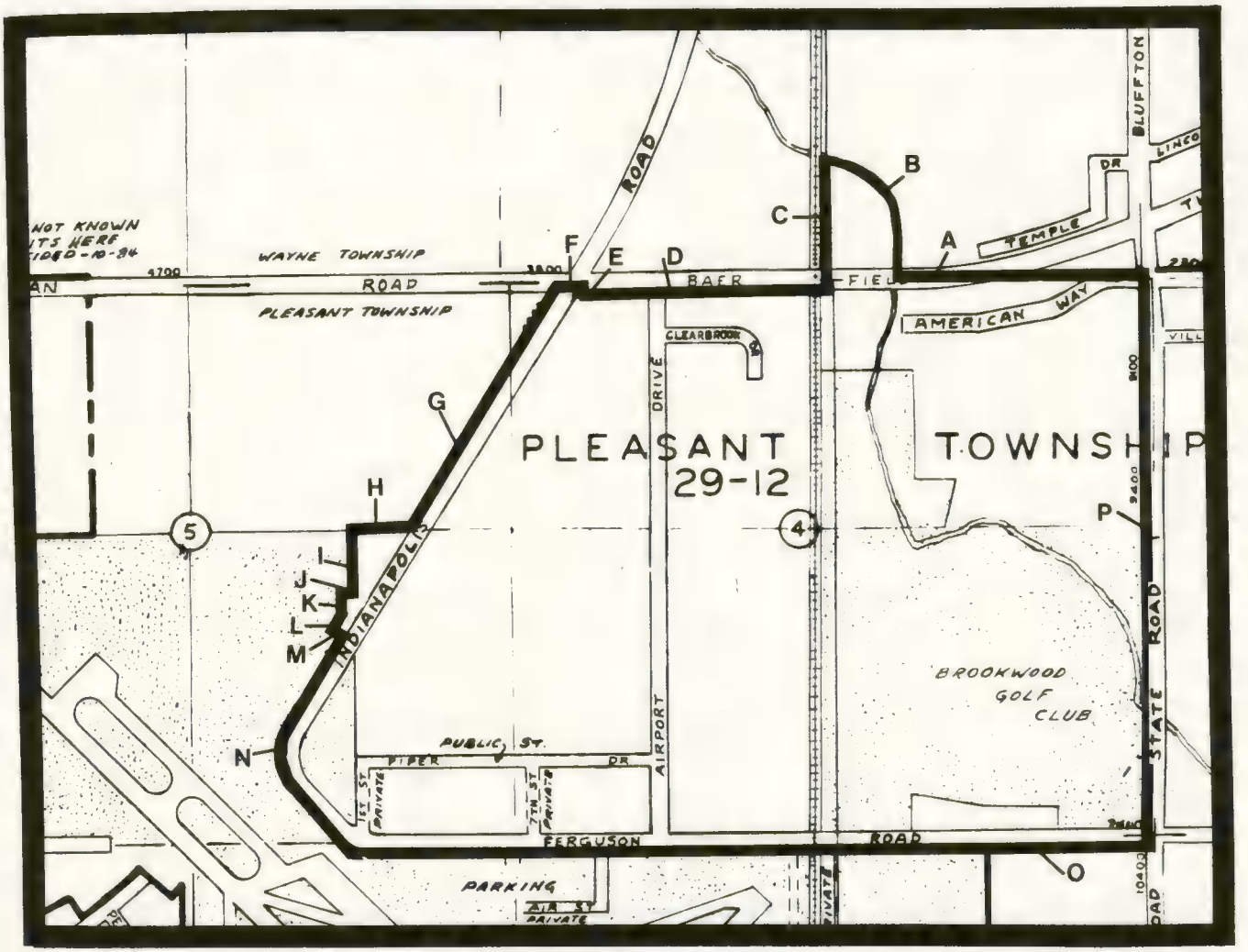
In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services. The Baer Field Industrial annexation meets both options which have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets the two annexation tests.

B. ONE-EIGHTH CONTIGUOUS

Figure 3 illustrates the length of the external boundaries of the annexation area. As can be seen, approximately 74.3 percent of the annexation area's boundaries are contiguous to Fort Wayne. Therefore, this annexation easily meets the 12.5 percent contiguity requirement mandated by state statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of three conditions are met. The Baer Field Industrial annexation is zoned for industrial use, which meets the condition 1(b) as outlined above.

FIGURE 3



CONTIGUITY

CONTIGUOUS (Approximations)		NON CONTIGUOUS	
A.	2,140′	Q.	1,350′
B.	1,050′	P.	4,800′
C.	825′		6,150 (25.7%)
D.	1,950′		
E.	150′		
F.	115′		
G.	2,475′		
H.	600′		
I.	750′		
J.	75′		
K.	190′		
L.	75′		
M.	75′		
N.	7,350′		
	17,820 (74.3%)		

C. ONE-FOURTH CONTIGUOUS

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality for its development in the reasonably near future (IC-36-4-3-13). The annexation is 74.3 percent contiguous to Fort Wayne. Therefore, it meets the contiguity requirements mandated by the second test.

Having met the contiguity requirement, the area must be needed and can be used by the municipality for its development in the reasonably near future. As will be explained, the Baer Field Industrial Annexation Area meets this requirement and is needed for the following reasons:

1. Airport Growth;
2. General Motors and Southwest Bypass Impacts;
3. Equalizing the Tax Burden;
4. More Efficient Service Provision;
5. Planning Control; and
6. Future Annexations

1. Airport Growth

Air facilities are a key element in the growth and development of a community. As centers of economic activity, civil airports naturally attract development. At the same time, the noise and potential accident problems which are inevitable side effects of aircraft operations make many types of development unsuitable for locations in the immediate vicinity of an airport. Consequently, communities which have not planned for proper airport facilities have often found themselves in unfortunate situations. Therefore, planning for an airport is a vital function, one that merits thoughtful and meticulous consideration.

Baer Field Airport, which is the major commercial airport in the Fort Wayne area, is in the process of expanding its facilities. The recent move of Burlington Northern to Baer Field has precipitated improvements at the airport to accommodate their operations. A recent environmental assessment of Baer Field, completed by Howard, Needles, Tammen and Bergendoff, also proposed several major improvements at Baer Field. Some of the improvements proposed are extension of the southwest runway, various internal relocations, and a doubling in size of the existing terminal building. In addition, Mayor Win Moses has recently filed for a Port of Entry designation for the Baer Field Airport. This designation will allow merchants to import duty free at the airport. It will also expand airport facilities which will include the construction of a U.S. Customs Office. The improvements, both existing and proposed, at Baer Field make it

essential to control land use in the airport's environs. It is important to control land use around the airport, not only to accommodate expansion plans, but to protect the community from any adverse effects that could be created by airport improvement plans.

Airport noise can have major adverse impacts on the area around an airport. However, the impacts can be mitigated through the use of operational or land use controls. Operational controls include curfews, aircraft bans, etc. Land use controls include zoning, land acquisition, minimum building codes, and avigational easements. In the recent environmental assessment of Baer Field, the 1995 noise impact areas are delineated. The delineations outlined areas where the greatest adverse noise impacts are predicted. In these noise impact areas certain land uses should be limited. Unless the areas surrounding an airport are governed by a single planning entity, coordinated land use control is difficult. Since the Baer Field Industrial Annexation area is coterminous to the airport, and surrounded on three sides by the city, it is important that this area be annexed.

2. General Motors and Southeast Bypass Impacts

In 1984, the General Motors Corporation began construction of a 2.1 million square foot truck assembly plant. Over 3,000 employees will be employed at the facility. This plant is the largest single development project ever constructed in Allen County.

There are many types of development which will be generated from the relocation of the General Motors Plant to Allen County. The U.S. Chamber of Commerce has found that for every 100 manufacturing jobs created within a community, 64 non-manufacturing jobs will be generated, seven new businesses will be created, and other miscellaneous developments will occur. New businesses which could be created range from additional manufacturers to service firms. The Baer Field Industrial area, with over 200 acres of developable land, will be a prime target for this spin-off development.

The General Motors Project, however, is not the only major development underway that will spawn growth in the Baer Field Industrial Annexation Area. In the summer of 1984, construction began on the long awaited Southeast Bypass. This bypass will greatly improve access to the Baer Field Industrial area, thereby stimulating additional growth and development in the area.

The 1982 Fort Wayne Comprehensive Plan states that the major goal for the southwest sector is "to limit growth to areas which can be accommodated by existing facilities." It also states "plans for the Baer Field Expansion must be accommodated." The Baer

Field Industrial area is part of the southwest sector as described in the Fort Wayne Comprehensive Plan. Therefore, with the expected proliferation of industrial and commercial growth in the Baer Field area, it is important to control future growth. Land use can be controlled and coordinated in the Baer Field vicinity if the area is subordinate to a single planning jurisdiction. This can be accomplished by the annexation of the Baer Field Industrial Area.

3. Equalizing the Tax Burden

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at acceptable levels in an environment of declining revenues and population. Inflationary pressures push up the cost of providing services, while suburban migration depreciates the City's tax base. A smaller number of City residents must bear the cost of maintaining services. Everyone in the metropolitan area benefits from a healthy central city and its facilities and services, but not everyone bears an equitable share of the cost.

The gravity of this problem can be understood by examining socio-economic trends in the Fort Wayne and Allen County area. Fort Wayne's share of Allen County population has been steadily decreasing (See Table 1). Between 1960 and 1980, the Fort Wayne proportion of the total County population has decreased from 70 percent to 59 percent (to 48 percent if the population annexed during the two decades is discounted).

These shifts in population, with the resultant loss of income, have made it exceedingly difficult for the City to provide adequate services. Compounding this problem is the fact that the City has been shouldering a disproportionate share of the metropolitan area's social problems.

This fact is clearly shown in Table 1. For example, the City, with 59 percent of the County's population in 1980, had 83 percent of all families in Allen County that received public assistance income. In addition, 79 percent of all Allen County families that had incomes below the poverty level resided in the City in 1980. Finally, Fort Wayne also had 79 percent of all families that had a female head of household and 74 percent of the Allen County population that received social security income in 1980.

The impacts of these demographic changes in Fort Wayne-Allen County have been inequitable. Population shifts and the fact that a disproportionate number of the economically disadvantaged live in Fort Wayne are reasons why City residents are required to pay higher taxes than suburban residents. However, they are less

TABLE 1

FORT WAYNE/ALLEN COUNTY SOCIOECONOMIC CHARACTERISTICS

	FORT WAYNE		ALLEN COUNTY (excluding F.W.)		TOTAL ALLEN COUNTY
			POPULATION		
1960	161,776	70.0%	70,420	30.0%	232,196
1970	177,671	63.4%	102,784	36.6%	280,455
1980	172,196	58.5%	122,139	41.5%	294,335
			ELDERLY POPULATION (65+)		
1960	15,245	78.3%	4,230	21.7%	19,475
1970	18,240	76.4%	5,634	23.6%	23,874
1980	20,479	72.9%	7,595	27.1%	28,074
			MEDIAN FAMILY INCOME		
1960	$ 6,492		$ 6,732		
1970	$10,401		$12,627		
1980	$19,580		$25,777		
			FAMILIES RECEIVING PUBLIC ASSISTANCE INCOME		
1970	1,364	81.7%	306	18.3%	1,670
1980	4,120	82.7%	861	17.3%	4,981
			FAMILIES WITH FEMALE HEAD OF HOUSEHOLD		
1970	5,201	81.8%	1,154	18.2%	6,355
1980	11,802	81.6%	2,655	18.4%	14,457
			POPULATION RECEIVING SOCIAL SECURITY INCOME		
1970	18,872	76.3%	5,866	23.7%	24,738
1980	17,240	73.5%	6,206	26.5%	23,446
			FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL		
1970	2,750	76.8%	833	23.2%	3,583
1980	3,756	78.7%	1,019	21.3%	4,775

Source: General Social and Economic Characteristics, Indiana (1970), U.S. Bureau of the Census.

Census of Population and Housing, Indiana, (1980), U.S. Bureau of the Census.

able to accommodate the higher taxes than their suburban counterparts because, as Table 1 shows, the median family income for the City was $6,197 less than the median family income for the remainder of Allen County in 1980.

To make matters worse, the evidence suggests that not only do city residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population.

Although it is very difficult to document the exact extent of the subsidization taking place, it is clear that every day, large numbers of suburban residents consume significant quantities of police, fire, park, and street services from Fort Wayne while not paying their fair share. For example, a random examination of the accident reports prepared by the Fort Wayne Police Department for the week of August 5-15, 1984, shows that they responded to 151 accidents in the City. Of the 151 reports in which the address of the person (or persons) involved in the accident could be determined, it was discovered that 62 police runs were made to assist county residents. Thus, 41 percent of the accident runs made by the Fort Wayne Police Department in this week were made to assist county residents. It is worth noting that a significant portion of the budget of Police Department is comprised of funds received from the City's General Fund. City residents pay $2.527 per every $100 of assessed property valuation for this fund, whereas county residents do not contribute to this fund.

Such subsidization of county residents by their less affluent City neighbors is not only confined to the Police Department. For example, with its recreational facilities and special activities, such as basketball courts, baseball diamonds, tennis courts, playground facilities, concerts, and rose walks, the Fort Wayne Parks Department attracts people from all over Allen County. However, only City residents pay the tax of .3952 cents per every $100 of assessed valuation so that everyone can continue to enjoy the City's park system.

The fact that suburban residents of Fort Wayne consume such a large amount of City services may surprise some people, particularly those suburban residents who claim they never use City services. However, it tends to confirm that the City of Fort Wayne is a social, recreational, governmental, economic, educational, and cultural center for the entire metropolitan region and, as such, it provides numerous services to non-City residents. In conclusion, one of the reasons Fort Wayne needs the Baer Field Industrial annexation area is to help equalize the tax burden, which in turn, will enable the City to continue to provide quality services to its residents.

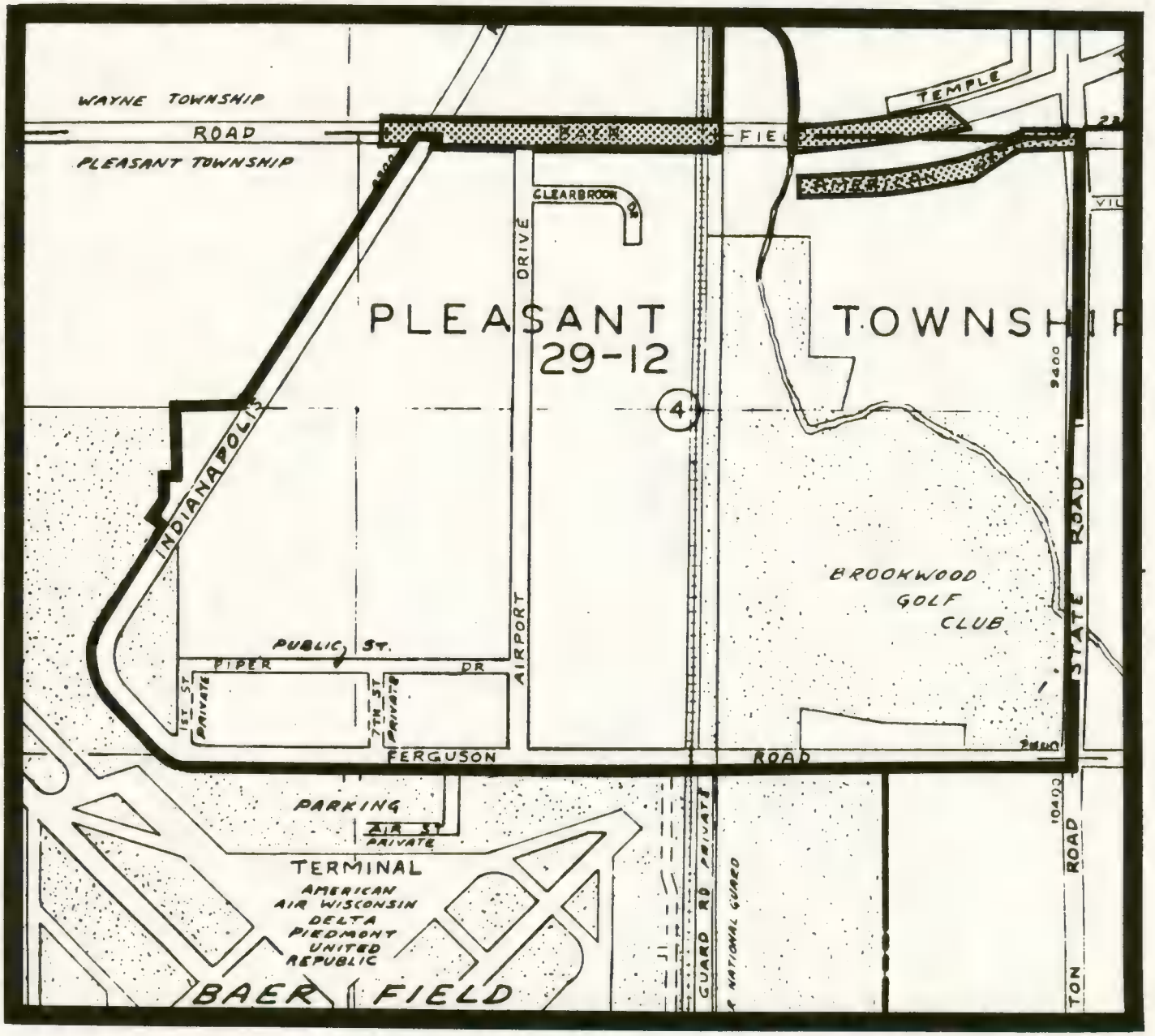
4. More Efficient Service Provisions

The Baer Field Industrial area is also needed so that the City can provide services more efficiently. The annexation of this area will improve the delivery of services in two ways. First, it will greatly reduce problems associated with irregular boundaries and, second, it will enable the City to take advantage of economies of scale. Regarding the first point, service providers who are confronted with irregular and confusing boundaries react in one of two ways: they provide services, or they don't provide services. As a result, many areas which are on the border between the city and the county, and which have irregular boundaries, may be receiving too few or too many services. This problem is particularly relevant for the Baer Field Industrial area. As Figure 4 illustrates, the City limits along the Baer Field Thruway and along American Way are particularly confusing. If a traffic accident occurred on the Baer Field Thruway, there may be some confusion about whether the accident is in the City or County. Recently, in February of 1986, a situation occurred along American Way which caused a great deal of confusion. A fire was reported at the Fort Wayne Wire & Die Company north of American Way. Both Fort Wayne and Township fire departments responded to the incident as neither could determine in which jurisdiction the fire had occurred. Later, it was discovered that the building was half in the city and half in the county. The annexation of the Baer Field Industrial area will alleviate this problem. This is because after annexation has occurred the roadways and buildings in the area will be within the jurisdiction of a single entity.

The City will also be able to improve its service delivery by taking advantage of economies of scale. If, for example, Fort Wayne invests in a fire station, a truck, and the staff necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of three miles in all directions and the jurisdiction of the station is limited to two miles, the station is being underutilized. This is inefficient and increases the cost of fire protection for the entire area. In fact, this is the case in the annexation area.

Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the Baer Field Industrial area with no increase in staff and with minimal or no increase in expenditures. Therefore, the annexation of this area will enable both departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

FIGURE 4



CONFUSING BOUNDARIES

5. Planning Control

The Baer Field Industrial Annexation Area is also needed by Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards that are more attuned to urban areas which are adjacent to the City. On the other hand, the county, which has large amounts of agricultural land, has standards that are more attuned to a rural lifestyle.

It makes sense to have distinct standards for the urban and rural uses. What does not make sense is to allow areas that are within the sphere of influence of Fort Wayne, and which are urban in nature, to be subjected to standards which may not be suitable for urban development.

In addition, if Fort Wayne has planning control over the area to be annexed, coordination of Baer Field Airport's activities and development with the City of Fort Wayne would be facilitated. For example, the City is in the process of developing a signage program to direct travelers from the central city to the airport and vice versa. The annexation of the Baer Field Industrial area would facilitate the implementation of the signage project as all permits and other documents would be approved by a single jurisdictional entity.

6. Future Annexations

In addition to planning control and the provision of urban services, there is another reason why the Baer Field area is needed by the City of Fort Wayne.

A great deal of urban development is projected for the area in the vicinity of Baer Field. However, in order to get to these areas, it is important that the Baer Field Industrial area be annexed so that the city can use it as a stepping stone. Therefore, Fort Wayne needs this annexation not only on its own merits, but because it will also enable the city to keep pace with development that is occurring southwest of the City of Fort Wayne.

D. CONCLUSION

The Baer Field Industrial Annexation Area should be annexed into Fort Wayne because it meets the annexation tests that have been established by the State Legislature. The annexation area is 74.3 percent contiguous to the City, and a majority of the land is zoned for industrial use. In addition, the area meets yet another test for annexation in that it is more than 25 percent contiguous to the City and is needed and can be used by the City for its growth and development in the near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the Baer Field Industrial Annexation Area. Also described are how and when the City plans to extend non-capital services and capital improvements. As will be seen, the explanations of the above provisions satisfy the requirements of Indiana State Law.

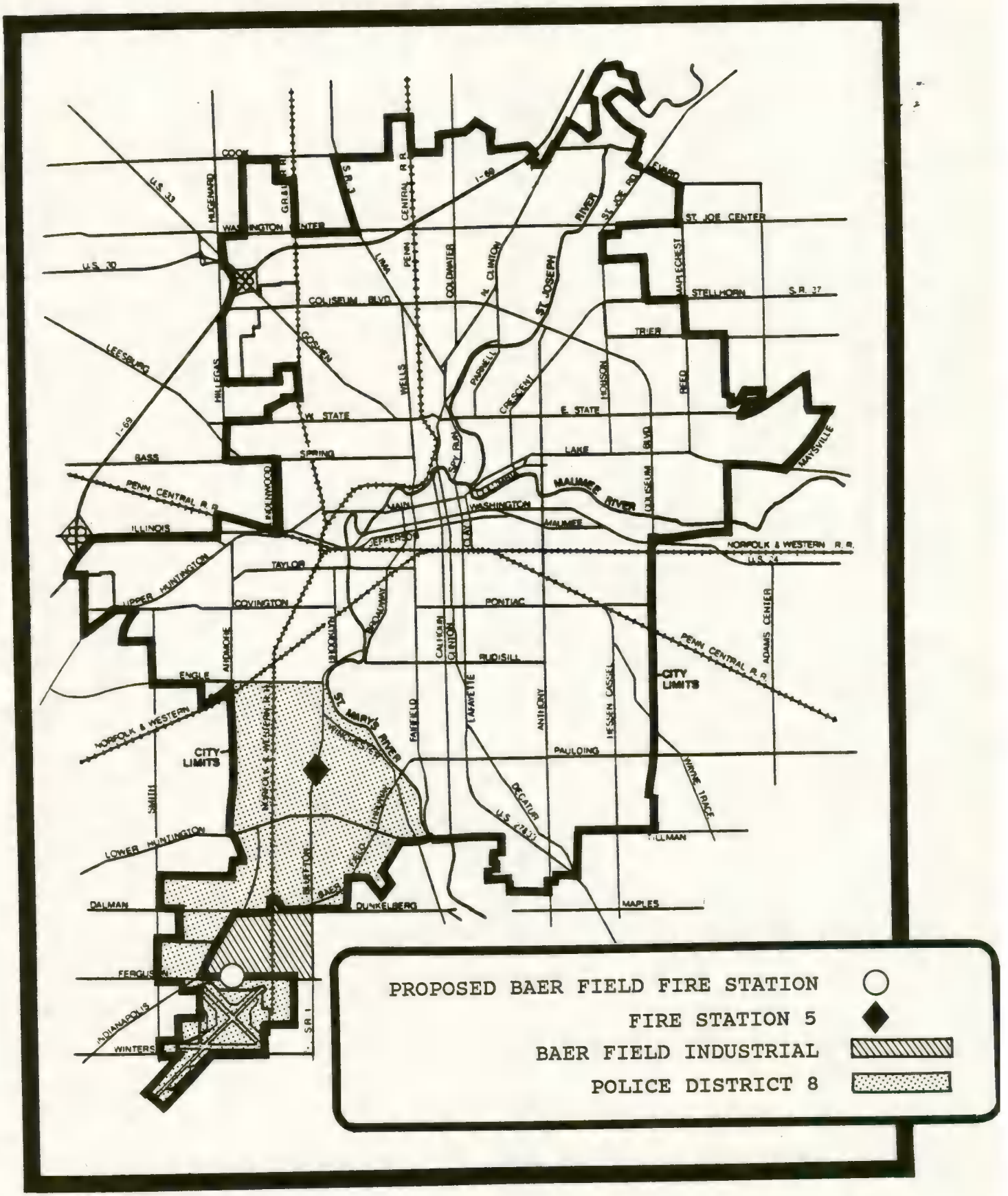
The municipal services described in this section are analyzed according to the needs of the Baer Field Industrial Annexation Area, the costs of providing services, and funding sources. As required by state law, the annexation area will be treated equally with other City areas, and will receive urban services in the same manner as other areas within the City. However, because the City does not employ different service standards for different areas of the City, the annexation area is compared with the service standards as they exist for the entire City. Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance within one year after the effective date of annexation. Street lighting and street construction will be provided in accordance with the standard procedures of the City, which include petitioning and financial participation by property owners. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant state law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

A. <u>POLICE</u>

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

District B will be expanded to cover the Baer Field Industrial Annexation Area upon annexation (See Figure 5). The Police Department keeps tabulation on the percentage of personnel and equipment necessary for the City's annexation program, and has

FIGURE 5



POLICE AND FIRE SERVICE

determined that additional personnel are not required for this particular annexation. A maximum number of twelve patrols is forecast for the annexation area within a 24-hour period. The A, B, and C shifts can make a maximum of four patrols. Even though there will be daily variations, the Chief of Police will routinely monitor the situation and will make the necessary adjustments in patrol districts, patterns, and manpower so that response time to high priority calls will be approximately three minutes - which is standard for the City.

The cost to provide protection to the annexation area will be $2,628 a year. This cost is based on a maximum of twelve patrols in a 24-hour period. To arrive at the total cost for police services, the number of miles from the annexation area, to the furthest point in the precinct, four miles, are multiplied by .15 per mile travel cost. Funding for police services in the annexation area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

CAPITAL COST: $ 0
ESTIMATED ANNUAL COST: $2,628

B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Baer Field Industrial Annexation area within one year after the effective date of annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. Presently, the fire department is attempting to secure a building which will serve as the primary location for fire-fighting activities in the southwest area. The property which the fire department is attempting to obtain is located at Baer Field. In the event this site is not acquired, another suitable location will be selected within the next 120 days. Backup response for the area will come from Station 5, located at 5801 Bluffton Road. One 1,250 gallon per minute Squirt is housed at Station 5 (See Figure 5).

The lease, and maintenance costs for the proposed southwest fire station will be approximately $12,000 a year. Twelve additional firefighters will be hired to staff the station at an annual cost of $300,000, and a Rescue/Pumper will be purchased and housed at the fire station at a cost of $200,000 a year. Though the cost for a southwest fire station will be substantial, it will eventually be shared by other property owners in the area who will benefit from the station. The Baer Field Industrial Annexation Area will account for about 20 percent of the total area which will be served by this fire station. Therefore, the capital and operating costs for this annexation will be 20 percent of the total cost. In addition, it should be noted that

capital costs for the fire station are amortized over a ten year period on a lease back program. Although, operational costs to supply professional firefighters to the area is considerable, the benefits to the south side of the City are numerous. Parts of Waynedale and southwest Fort Wayne will have faster primary response service times. The new unit will also relieve Station 2, located on Taylor Street, and Station 12, located on South Anthony Boulevard, of backup response times outside the three mile coverage range. In addition, the location of fire equipment within the annexation area will enhance contract potential to businesses and possibly townships in the southwest areas outside of the City limits. (At present, Lafayette and Pleasant Townships are in the process of planning for the future fire protection of their townships and may contract with the City of Fort Wayne for that protection).

Estimated Annual Cost: $62,400
Capital Cost: $ 4,000

C. EMERGENCY MEDICAL SERVICE (EMS)

Presently, the Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Baer Field Industrial Annexation residents may receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of advanced life support ambulance service until annexation has occurred or the Pleasant Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation, this agreement is not necessary).

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from the proposed station at the Baer Field Airport. Secondary assistance from the Fire Department will come from Station 6. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firefighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based primarily on user fees plus a small, decreasing city tax subsidy, which over the next few years should drop to zero, leaving user fees as the sole financial support of the system. The charges for ambulance service, as of June 1, 1985 are shown at the top of the following page:

1. $85 plus $5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.

2. $95 plus $5 per loaded mile for non-scheduled non-emergency transfers.

3. $342 plus $5 per loaded mile for life threatening emergencies.

4. $385 plus $5 per loaded mile for life-threatening emergencies for (non-City residents).

This method of financing permits EMS service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED CAPITAL COST: $0
ESTIMATED ANNUAL COST: $0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide garbage collection to the Baer Field Industrial area. The City currently contracts with National Serv-All and SCA Services of Indiana to supply this service. The Baer Field Industrial Annexation Area will be served by National Serv-All. According to the contract agreement, the City is charged $33.96 per household per year for this service. Consequently, annexation of 22 residences in the Baer Field Industrial area will cost $747.00 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General fund.

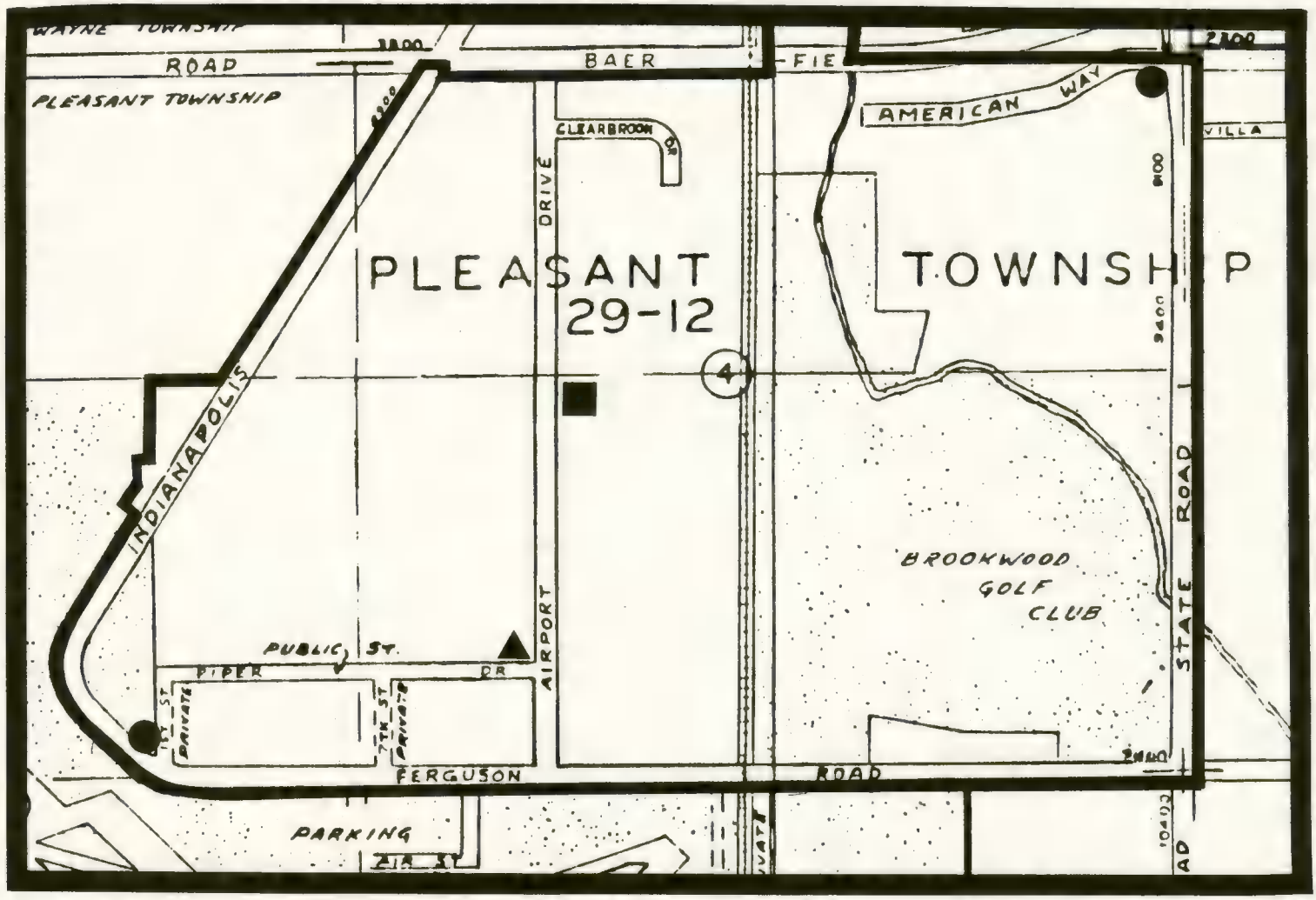
ESTIMATED CAPITAL COST: $ 0
ESTIMATED ANNUAL OPERATING COST: $747

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area within eight to ten months after the effective date of annexation. Traffic Engineering provides installation and maintenance of traffic control devices and completes surveys and investigations which are needed to provide these services.

The Traffic Engineering Department will not require additional personnel to perform its services in the Baer Field Industrial Annexation Area. Capital and labor costs will be $230.95 for the installation of four new street signs in the area (See Figure 6).

FIGURE 6



STREET SIGNS

REPLACED STREET SIGNS

● STOP

■ NO PARKING

▲ STREET NAME

There will also be an annual cost of $409.00 for the painting of 6,100 feet of center line and edge line along the roads in the annexation area. Funding sources for these services will be from real estate taxes, Motor Vehicle Highway (MVH) funds, and Revenue Sharing Funds.

CAPITAL COST: $ 231.00
ESTIMATED ANNUAL COST: $ 409.00

TABLE 2
STREET SIGNAGE COSTS

TYPE	SIZE	No. Required	COST	TOTAL COST
Street Name	30" x 6"	1	$ 49.90	$ 49.90
Stop	30" x 30"	2	$ 28.35	$ 47.70
No Parking	12" x 18"	1	$ 11.20	$ 11.20
				$108.80
POST				
10' 2 lb.		1	$ 9.40	$ 9.40
12' 2 lb.		1	$ 11.25	$ 11.25
12' 3 lb.		2	$ 15.65	$ 31.30
				$ 51.95
LABOR				$ 70.20
GRAND TOTAL LABOR AND MATERIAL:				$ 230.95

F. STREETS AND ROADS

The incorporation of the annexation area will add 3.14 miles of arterial streets, 1.05 miles of local residential streets, and .87 miles of state highways to the City's street system. The State will be responsible for maintenance of the State Highway and the Fort Wayne Street Department will be responsible for the general maintenance of all other public streets in the annexation area within one year after the annexation. General maintenance includes snow and ice removal, leaf pick up, and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel

or equipment, and they will be similar to those services already provided to the rest of the City. The average cost of general maintenance is $2,500 per mile of street per year, so the annexation will cost the City approximately $10,475.00 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

Besides the maintenance services just discussed, the Street Department will improve streets upon receipt of a petition from the property owners. Arterial and often collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve other local streets will be split between the property owners petitioning for the improvements and the City. The City's share will come from Motor Vehicle Highway funds. All petitions from the annexation area will be treated equally with other petitions in the City and honored according to the same criteria such as filing date and amount of money available in any particular year. If annexed, the property owners will be able to use Barrett Bonding as a capital source to finance their share of the street project.

CAPITAL COST:	$ 0
ESTIMATED ANNUAL COST:	$10,475

G. PARKS

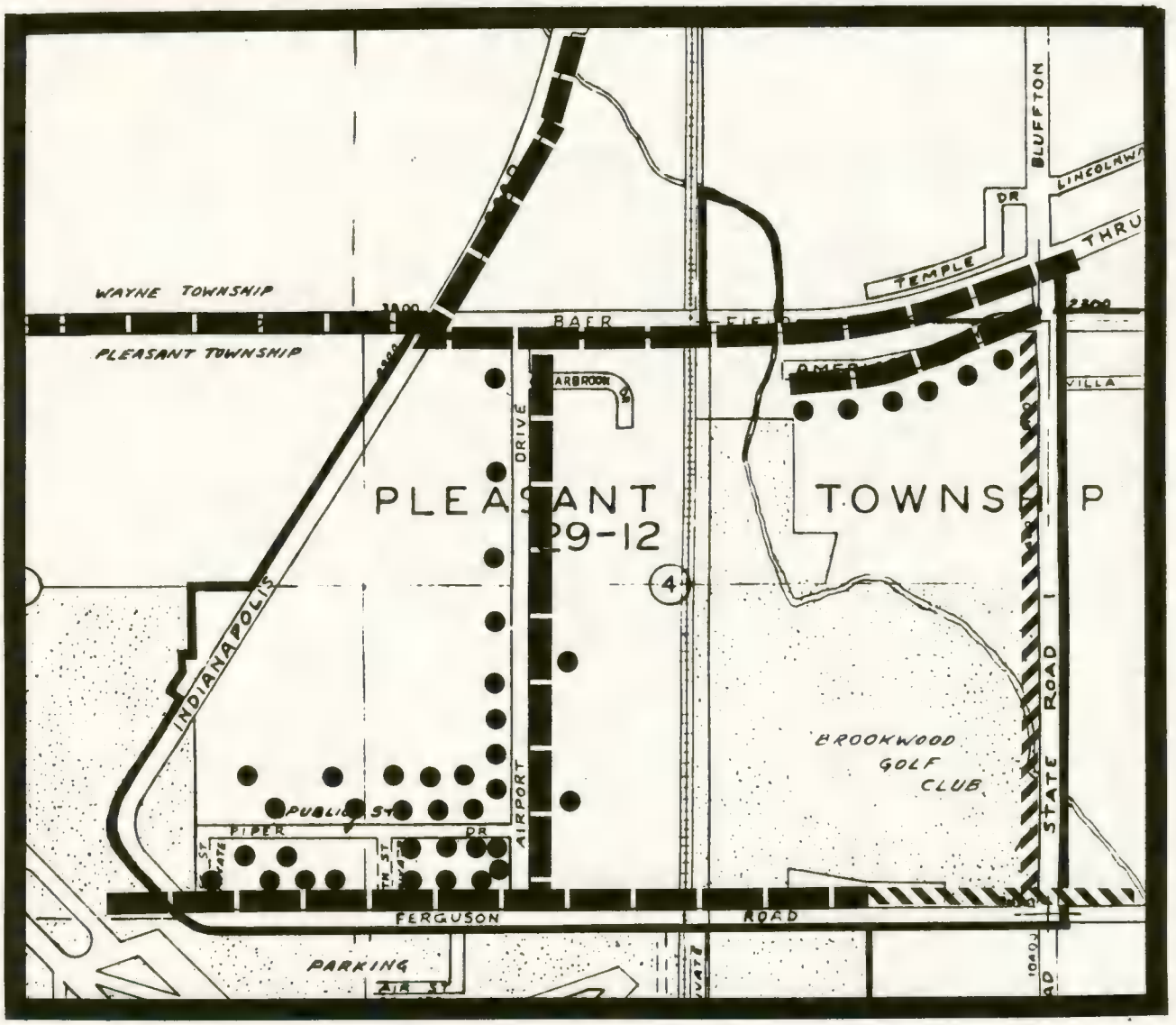
Residents of the annexation area presently have access to City facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Being that Tillman Park, a 70 acre Community Park with eight tennis courts, and three baseball diamonds plus a River Greenway trail linking this park to Foster Park, is located in close proximity to the area, there is no need for additional open space at this time. After annexation, the residents in this area will continue to have access to these facilities and, through the property tax, will contribute to their maintenance. Community Development Block Grant and Revenue Sharing Funds will also contribute to the maintenance of the City parks.

CAPITAL COST:	$0
ESTIMATED ANNUAL COST:	$0

H. WATER

The Fort Wayne water utility is presently serving about 30 customer accounts in the annexation area (See Figure 7). If requested, the utility has the capacity and the capability to

FIGURE 7



WATER LINES

EXISTING WATER MAINS

PROPOSED WATER MAINS

FIRE HYDRANTS

provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. New water mains are scheduled to be constructed along Bluffton and Ferguson Roads, in the near future, in areas that are presently without service. Additional extensions for water services to individual developments will be considered once the property owners in the area petition for such service. This procedure is the same as that being used by areas within the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period.

CAPITAL COST: $0
ESTIMATED ANNUAL COST: $0

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility $181.50 annually for each fire hydrant located within the City. Since the annexation contains 40 fire hydrants, the City will pay the utility $7,260.00 a year after the area is annexed into the City. This money will be taken from the General Fund.

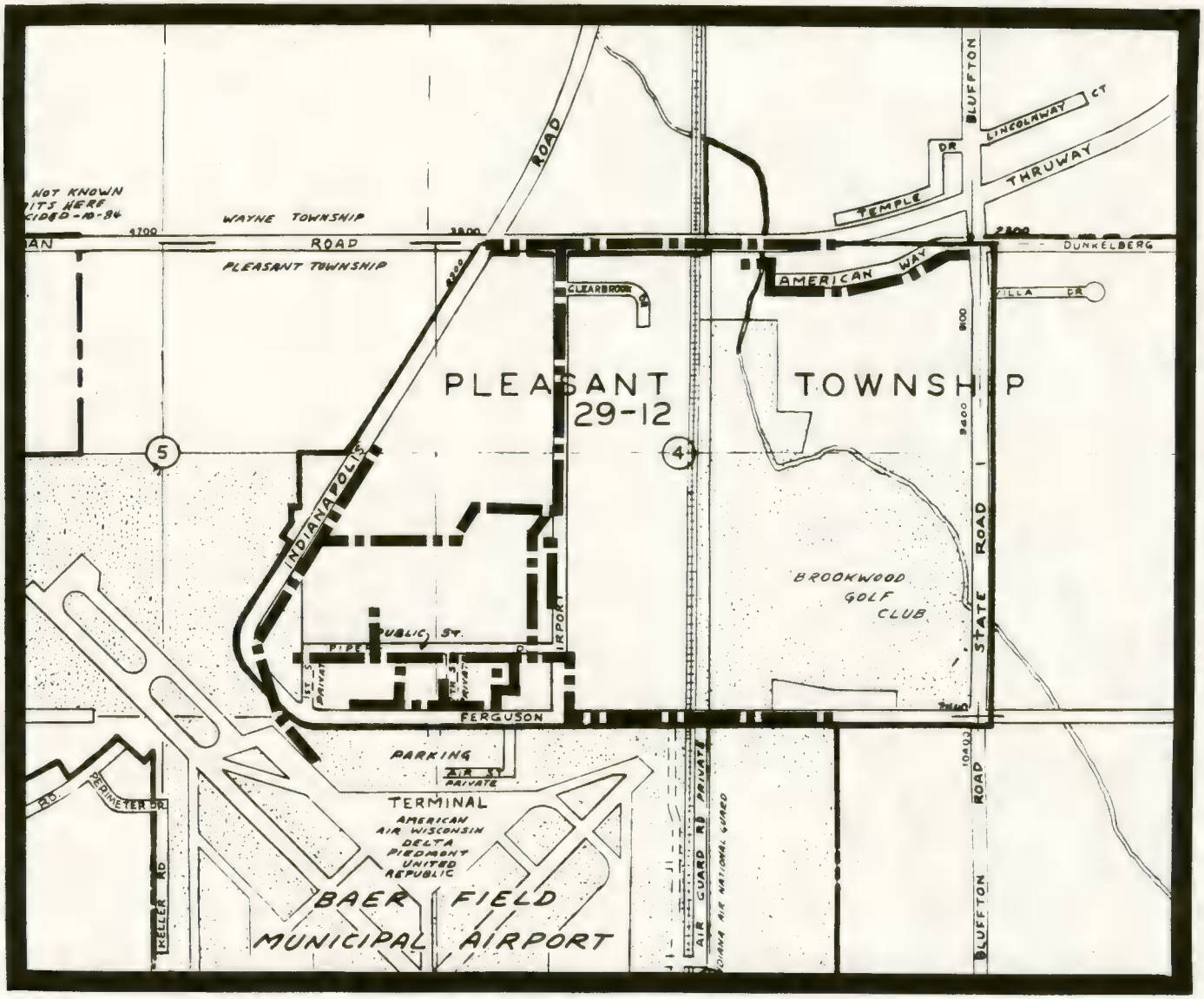
CAPITAL COST: $ 0
ESTIMATED ANNUAL COST: $7,260

J. SANITARY SEWERS

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the majority of the annexation area (See Figure 8). If additional sewer service is desired, the Water Pollution Control Department has the capability to provide this service. However, the residents will first have to petition the Board of Public Works. Residents will also have to pay for such service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers. It should be noted that property owners along American Way, and those property owners which connect to the Baer Field West Interceptor sewer have waived their right to remonstrate against annexation. These sewer waiver agreements can be found in the sewer extension contracts which were recorded prior to sewer construction.

CAPITAL COST: $0
ESTIMATED ANNUAL COST: $0

FIGURE 8



SEWER LINES

EXISTING SEWER LINES

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will begin maintenance of the existing drainage system in the Baer Field Industrial Annexation Area. The storm water drainage flows into the Harber Ditch and the Bradbury Drain.

CAPITAL COST:	$0
ESTIMATED ANNUAL COST:	$0

L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place street lights at the ten intersections in the annexation area which do not have them. In order to expedite the installation of the street lights, property owners should petition them from the Street Lighting Department. Once the petition has been received by the City, it will be placed on a waiting list. When street lights have been constructed for all requests which were received prior to the petition from the annexation area, construction will begin as soon as funds are available. The City will pay for the construction costs. These capital costs will be funded from various sources such as, revenue sharing, light lease, and the general fund. Operating costs will be paid by the City through the regular departmental budgets. Any additional mid-block lighting must be petitioned for by the property owners involved per State Statute. If the property owners prefer to have ornamental lights or underground wiring, they would also have to petition for them and would be assessed for the cost of such installation.

The City will take over the maintenance costs for the 30 existing street lights along Airport Drive and the three lights to be constructed along the curve at the south end of Indianapolis Road, immediately after annexation. It is assumed that the ten additional intersection street lights will be constructed in the third year and that the operating costs for these street lights will be computed as an annual operating cost from that year on.

CAPITAL COST:	$ 0	(the first and second year)
ESTIMATED ANNUAL COSTS:	$1,221	(the first and second year)
CAPITAL COST:	$8,000	(the third year)
ESTIMATED ANNUAL COSTS:	$1,591	(the third year)

M. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Baer Field Industrial Annexation Area residents within one year after the effective date. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the Federal Government.

ESTIMATED CAPITAL COST: $0
ESTIMATED ANNUAL OPERATING COST: $0

SECTION FIVE

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to report the revenues and expenditures from the proposed Baer Field Industrial annexation. This section will also provide a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Baer Field Industrial annexation. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the offices of the Pleasant and Wayne Township Assessors. The formula computing tax revenue is shown in Table 3.

TABLE 3
TAX REVENUE FORMULA

$$\frac{V-E}{100} \quad (T) = \quad TR$$

WHERE:
V = Assessed Valuation
E = Home Mortgage Exemption ($1,000)
T = Tax Rate Difference
TR = Tax Return

The total assessed valuation of the proposed Baer Field Industrial annexation is $11,048,880. If applicable, a home mortgage exemption is deducted from this total. There are 22 residential units in the annexation area and assuming that each residential unit is eligible for a home mortgage exemption of $1,000, the total taxable assessed valuation of the annexation area is $11,026,880. The $11,026,880 is then computed with the City's present tax rate ($3.723). The computation for property tax revenues equals $410,531. Finally, a 20 percent individual tax credit is deducted from this figure. Therefore, the total amount of property tax revenue that will be paid by the residents of this area will be $328,425. The 20 percent deduction will be returned to Fort Wayne by the State with revenues raised by the State sales tax. The total revenues received by the City from this annexation will be $410,531 when the property tax relief revenues from the State are received.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1985, the City received $4,678 per street mile from the (MVH) Fund and $3,215

from the (LARS) Fund. The annexation area will add 4.19 miles to the City's street system. Therefore, the City will receive an additional $19,601 from MVH and an additional $13,471 from LARS because of the Baer Field Industrial annexation.

TABLE 4
TAXING DISTRICT RATE

Corporation General	$2.5270
Park General	.3952
Redevelopment General	.0109
Fire Pension	.2167
Police Pension	.1797
Sanitary Officer Pension	.0200
Sewer Relief	.0224
Corporation Board	.3511
	$3.7230

In addition to property taxes and highway funds, the City receives revenues from the Wheel tax, the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Baer Field Industrial cannot be calculated. Still, these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 5. Capital costs are separated from operating costs, and they are considered as maximum expenditures. Since the needs of the annexation area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the installation of streets, curbs, and sidewalks must follow routine city procedures which often require petitioning. Utility costs are not reported here as they are paid for by the property owners, and only after they request the improvements.

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Baer Field Industrial Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 3.8 percent inflation factor for municipal expenditures, and a 5 percent increase factor for City revenues. The 3.8 percent inflation factor is the rate of inflation from October 1984 to October 1985 as calculated by the U.S. Department of Labor. The

revenue factor is derived from the percent increase of assessed valuation in Indiana. This increase is applied to the City's allowed levy ceiling.

TABLE 5
EXPENDITURES

DEPARTMENTS	CAPITAL COSTS	OPERATING COSTS
Police Department	$ .00	$ 2,628.00
Fire Department	4,000.00	62,400.00
EMS	.00	.00
Solid Waste Disposal	.00	747.00
Traffic Control	231.00	409.00
Streets	.00	10,475.00
Street Lighting	8,000.00	1,221.00
Parks	.00	.00
Water	.00	.00
Fire Hydrants	.00	7,260.00
Sanitary Sewer	.00	.00
Storm Sewer	.00	.00
Administrative Functions	.00	.00
TOTALS	$12,231.00	$ 85,140.00

Table 6 includes both capital and operating costs in the estimated first year expenditures. Capital costs are a one time expenditure to upgrade the proposed annexation area. Capital costs of $4,231.00 are included expenditures for 1987. Additionally, capital costs of $8,000.00, which will be used for the construction of street lights, are included expenditures for 1989. The inclusion of these capital expenditures explains why expenses will decrease from 1989-1990.

Property tax revenue from the annexation area will not be collected until 1988. Assuming the area is annexed in December of 1986, assessment will not occur until March of 1987, with revenues being collected in 1988. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of $89,371.00 in 1987, however, this loss will be offset by an additional $33,068.00 in highway funds.

TABLE 6
REVENUES MINUS EXPENSES

	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
1987	$ 89,371		$ 33,068	$ -56,303
1988	92,527	$ 431,058	33,068	371,599
1989	105,062	452,611	33,068	380,617
1990	100,107	475,242	33,068	408,203
1991	103,911	499,004	33,068	428,161
	$ 490,978	$1,857,915	$165,340	$1,532,277

D. RECOMMENDATION

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Baer Field Industrial annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1986.

It is not anticipated that, due to the annexation of the Villas of the Marketplace area, any governmental employees will be eliminated from other governmental agencies. Because of this fact, no plan has been prepared for the hiring of such employees.

TABLE 7
TOTAL TAX RATE

		WAYNE TRANSIT	PLEASANT TRANSIT	FT. WAYNE WAYNE/PLEASANT
STATE	State Fair Board	.0035	.0035	.0035
	State Forestry	.0065	.0065	.0065
	TOTAL STATE	.0100	.0100	.0100
COUNTY	County General	.9265	.9265	.9265
	County Welfare	.3430	.3430	.3430
	County Health	.0644	.0644	.0644
	Cumulative Bridge	.0500	.0500	.0500
	County Bonds	.1329	.1329	.1329
	Cumulative Capital Devel.	.0400	.0400	.0400
	TOTAL COUNTY	1.5568	1.5568	1.5568
TOWNSHIP	Township General	.0163	.0075	.0163
	Poor Relief	.1550		.1550
	Fire Protection	.8161	.0520	
	Poor Relief Bond	.0500		.0500
	TOTAL TOWNSHIP	1.0374	.0595	.2213
SCHOOLS	School General	2.9257	2.9257	2.9257
	Debt Service	.2078	.2078	.2078
	Cumulative Building	.4000	.4000	.4000
	School Transportation	.3336	.3336	.3336
	Museum of Art	.0050	.0050	.0050
	TOTAL SCHOOL	3.8721	3.8721	3.8721
LIBRARY	Library Operating	.3285	.3285	.3285
	Library Bond	.0220	.0220	.0220
	TOTAL LIBRARY	.3505	.3505	.3505
CITY AND SPECIAL TAXING DISTRICT	Corporation General			2.527
	Redevelopment General			.0109
	Sewer Fund			.0224
	Corporation Bond			.3511
	Firemen Pension			.2167
	Policemen Pension			.1797
	Park General			.3952
	Sanitary Officers Pen.			.0200
	P.T.C. General	.1183	.1183	.1183
	P.T.C. Bond	.0626	.0626	.0626
	TOTAL CITY, TOWNS AND SPECIAL TAXING DISTRICTS	.1809	.1809	3.9039
	TOTAL TAX RATE	6.0298	7.0077	9.9146

7325

Admn. Appr. _____

DIGEST SHEET

X-86-05-47

TITLE OF ORDINANCE Ordinance for Baer Field Industrial Annexation

DEPARTMENT REQUESTING ORDINANCE Community Development & Planning

SYNOPSIS OF ORDINANCE Ordinance annexes said territory to the City of Fort Wayne. The annexation area contains approximately 685 acres. The annexation area meets both tests for annexation under State law in that the area is at least (12.5%) contiguous to the City and is zoned for industrial use, and the area is at least (25%) contiguous to the City and is needed and can be used by the Municipality in the near future.

EFFECT OF PASSAGE Described territory will become part of the City. In addition, annexation will expand the City's tax base and will allow the City to keep pace with urban growth.

EFFECT OF NON-PASSAGE The area will not become part of the City.

MONEY INVOLVED (Direct Cost, Expenditures, Savings) To be explained by the Fiscal Plan which will be prepared by the Division of Community Development and Planning.

ASSIGNED TO COMMITTEE (J.N.) _____

BILL NO. X-86-05-47

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS REFERRED AN (ORDINANCE) ~~(RESOLUTION)~~ annexing certain territory commonly known as the Baer Field Industrial Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 4

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) ~~(RESOLUTION)~~

YES		NO
Charles B. Redd	CHARLES B. REDD CHAIRMAN	
	BEN A. EISBART VICE CHAIRMAN	
	DONALD J. SCHMIDT	
	JAMES S. STIER	
Janet G. Bradbury	JANET G. BRADBURY	

CONCURRED IN 10-14-86

SANDRA E. KENNEDY
CITY CLERK

Date 10/28, 19 86

PUBLISHE

LEGAL NOTICE

Notice is hereby given that on the 14th day of October, 1986, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. X-86-05-47 Annexation Ordinance No. X-07-86 to wit:

Bill No. X-86-05-47

ANNEXATION ORDINANCE NO. X-07-86

AN ORDINANCE annexing certain territory commonly know as the Baer Field Industrial Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 4.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same is hereby annexed to, and made a part of, the corporation of the City of Fort Wayne, Indiana, to-wit:

A parcel of land located in Sections 3, 4, 5, 8, 9, and 10, Township 29 North, Range 12 East, and in Sections 33 and 34, Township 30 North, Range 12 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the West One-half of the Southeast One-quarter of Section 5, Township 29 North, Range 12 East; thence South along the East line of the West One-half of said Southeast One-quarter a distance of 736.3 feet; thence deflecting right 90 degrees 00 minutes a distance of 101.1 feet; thence deflecting left 90 degrees 00 minutes a distance of 173.5 feet; thence deflecting right 33 degrees 09 minutes a distance of 88.3 feet; thence deflecting left 90 degrees 00 minutes a distance of 82.0 feet to the Westerly right-of-way line of the Indianapolis Road; thence deflecting right 89 degrees 24 minutes a distance of 80.0 feet along the Westerly right-of-way line of the Indianapolis Road; thence continuing along the Westerly right-of-way line of the Indianapolis Road on a curve to the left having a radius of 7,122 feet a distance of 732.8 feet to a point 960.0 feet Northeasterly of the centerline of Runway 13-31 measured at a right angle to the centerline of the runway; thence deflecting left on a line parallel with the centerline of Runway 13-31 Southeasterly a distance of 983.2 feet; thence South a distance of 2.5 feet to the South line of said Section 5 (also the North lie of Section 8, Township 29 North, Range 12 East, Allen County, Indiana); thence continuing South a distance of 40.0 feet to the South right-of-way line of the Ferguson Road; thence East along said South right-of-way line and parallel with the North line of said Section 8 a distance of 1370.5 feet to the East line of Section 8 and the West Line of Section 9, Township 29 North, Range 12 East; thence continuing East along the South right-of-way line of Ferguson road to the East right-of-way line of Bluffton Road (State Road #1); thence North along the East right-of-way line of Bluffton Road to the South line of Section 34, Township 30 North, Range 12 East; thence West along the South line of said Section 34 and the South line of Section 33 to the West bank of the Harber Ditch; thence in a Northwesterly direction along the West bank of the Harber Ditch to the East line of the Southwest quarter of Section 33, Township 30 North, Range 12 East: thence South along the East line of the Southwest quarter of Section 33 to a point 85 feet South of the North line of Section 4, Township 29 North, Range 12 East; thence West along a line 85 feet South of and parallel to the North line of said Section 4 to the East right-of-way line of Indianapolis Road; thence North along the East right-of-way line of Indianapolis Road to the South line of Section 33, Township 30 North, Range 12 East; thence West along the South line of said Section 33 to the West right-of-way of Indianapolis Road; thence Southwest along the West right-of-way of Indianapolis Road to its intersection with the East-West centerline of Section 5, Township 29 North, Range 12 East; thence West along the East-West centerline of said section 5 to the point of beginning.

SECTION 2. That the City of Fort Wayne will furnish the above described territory within a period of one (1) year from the effective date of annexation, planned services of a non-capital nature, including police protection, fire protection, and street and road maintenance, in a manner which is equivalent in standard and scope to those non-capital services provided to areas within the City of Fort Wayne which have similar topography, patterns of land utilization and population density to the said described terrritory. The City of Fort Wayne will also provide services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and stormwater drainage facilities to the annexed territory within three (3) years of the effective date of annexation, in the same manner as such services are provided to areas already in the City of Fort Wayne with similar topography, patterns of land utilization and population density, and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION 3. That governmental and proprietary services will be provided to the above described territory in a manner consistent with the written Fiscal Plan for the territory developed by the Division of Community Development and Planning. Said Plan was examined by the Common Council of the City of Fort Wayne and is approved and adopted by the Common Council by and upon the passage of this Ordinance.

SECTION 4. That said described territory shall be a part of Councilmanic Political Ward No. 4 of the City of Fort Wayne, Indiana, as described in Division I, Section 2-9 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended.

SECTION 5. That after its passage, any and all necessary approval by the Mayor, due legal publication, and the required sixty (60) day remonstrance period, this Ordinance shall be in full force and effect. The above described territory shall become part of the City of Fort Wayne on December 31, 1986 or immediately after the remonstrance period has expired whichever is later.

CHARLE B. REED
COUNCILMEMBER

Read the third time in full and on motion by Redd, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED by the following vote:

AYES:
Nine
Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd, Schmidt, Stier, Talarico
NAYS: None
ABSTAINED: None
DATE: 10-14-86

Sandra E. Kennedy
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-07-86 on the 14th day of October, 1986.

ATTEST:
(SEAL)
Sandra E. Kennedy
City Clerk

Samuel Talarico
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 1986, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
City Clerk

Approved and signed by me this 16th day of October, 1986, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
Mayor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-07-87, passed by the Common Council on the 14th day of October, 1986, and that said Ordinance was duly signed and approved by the Mayor on the 16th day of October, 1986, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of October, 1986.

SANDRA E. KENNEDY, CITY CLERK

10–21-28

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary

undersigned Denise Alexander

that he/she is CLERK

NEWS-SENTINEL

a DAILY

in the English language in the city town of FORT

in state and county aforesaid, and that t

which was duly published in said paper for

as follows:

October 21, 28, 1986

Denise Alexan

Subscribed and sworn to me before this 28th

Shelley R. LaRue

My commission expires March 3, 1

Form Prescribed by State Board of Accounts

General Form No. 99P (Rev. 1967)

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines .....

Head number of lines 1

Body number of lines 167

Tail number of lines 1

Total number of lines in notice 169

COMPUTION OF CHARGES

169 lines, 1 columns wide equals 169 equivalent lines at .45¢ cents per line ..... $ $76.05

Additional charge for notices containing rule or tabular work (50 per cent of above amount) .....

Charge for extra proofs of publication (50 cents for each proof in excess of two) .....

TOTAL AMOUNT OF CLAIM ..... $ $76.05

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions two

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Denise Alexander

Date 10/28, 19 86

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Denise Alexander who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two, the dates of publication being as follows:

October 21, 28, 1986

Denise Alexander

Subscribed and sworn to me before this 28th day of October 19 86

Shelley R. LaRue

Notary Public

My commission expires March 3, 1990

Form Prescribed by State Board of Accounts

General Form No. 99P (Rev. 1967)

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

County, IN

PUBLISHER'S CLAIM

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CHARLE B. REED
COUNCILMEMBER

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AYES:
Nine
Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd, Schmidt, Stier, Talarico
NAYS: None
ABSTAINED: None
DATE: 10-14-86

Sandra E. Kennedy
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-07-86 on the 14th day of October, 1986.

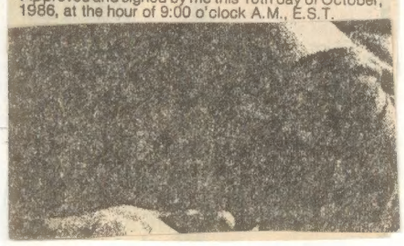
ATTEST:
(SEAL)
Sandra E. Kennedy
City Clerk

Samuel Talarico
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 1986, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
City Clerk

Approved and signed by me this 16th day of October, 1986, at the hour of 9:00 o'clock A.M., E.S.T.



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of lines in notice 169

1 columns wide equals 169 equivalent lines at .45¢ $ $76.05

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of publication (50 cents for each proof in excess of two) .....

OUNT OF CLAIM $ $76.05

12.5 picas Size of type 6 point

two Size of quad upon which type is cast 6

Ch. 89., Acts 1967.

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Denise Alexander

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Denise Alexander who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two the dates of publication being as follows:

October 21, 28, 1986

Denise Alexander

Subscribed and sworn to me before this 28th day of October 19 86

Shelley R. LaRue

Shelley R. LaRue
Notary Public

My commission expires March 3, 1990

Form Prescribed by State Board of Accounts

General Form No. 99P (Rev. 1967)

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Denise Alexander

Date 10/28, 19 86

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Denise Alexander who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two the dates of publication being as follows:

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SECTION 1. That the following described territory be and the same is hereby annexed to, and made a part of, the corporation of the City of Fort Wayne, Indiana, to-wit:

A parcel of land located in Sections 3, 4, 5, 8, 9, and 10, Township 29 North, Range 12 East, and in Sections 33 and 34, Township 30 North, Range 12 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the West One-half of the Southeast One-quarter of Section 5, Township 29 North, Range 12 East; thence South along the East line of the West One-half of said Southeast One-quarter a distance of 736.3 feet; thence deflecting right 90 degrees 00 minutes a distance of 101.1 feet; thence deflecting left 90 degrees 00 minutes a distance of 173.5 feet; thence deflecting right 33 degrees 09 minutes a distance of 88.3 feet; thence deflecting left 90 degrees 18 minutes a distance of 82.0 feet to the Westerly right-of-way line of the Indianapolis Road; thence deflecting right 89 degrees 24 minutes a distance of 380.0 feet along the Westerly right-of-way line of the Indianapolis Road; thence continuing along the Westerly right-of-way line of the Indianapolis Road on a curve to the left having a radius of 7,122 feet a distance of 732.8 feet to a point 960.0 feet Northeasterly of the centerline of Runway 13-31 measured at a right angle to the centerline of the runway; thence deflecting left on a line parallel with the centerline of Runway 13-31 Southeasterly a distance of 983.2 feet; thence South a distance of 2.5 feet to the South line of said Section 5 (also the North lie of Section 8, Township 29 North, Range 12 East, Allen County, Indiana); thence continuing South a distance of 40.0 feet to the South right-of-way line of the Ferguson Road; thence East along said South right-of-way line and parallel with the North line of said Section 8 a distance of 1370.5 feet to the East line of Section 8 and the West Line of Section 9, Township 29 North, Range 12 East; thence continuing East along the South right-of-way line of Ferguson road to the East right-of-way line of Bluffton Road (State Road #1); thence North along the East right-of-way line of Bluffton Road to the South line of Section 34, Township 30 North, Range 12 East; thence West along the South line of said Section 34 and the South line of Section 33 to the West bank of the Harber Ditch; thence in a Northwesterly direction along the West bank of the Harber Ditch to the East line of the Southwest quarter of Section 33, Township 30 North,